CREDIT OPINION
18 October 2024

Update

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RATINGS

Atrium Ljungberg AB

Domicile	Sweden
Long Term Rating	Baa2
Type	LT Issuer Rating - Dom Curr
Outlook	Negative

Please see the ratings section at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

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Americas	1-212-553-1653
Asia Pacific	852-3551-3077
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EMEA	44-20-7772-5454

Atrium Ljungberg AB

Update to credit analysis

Summary

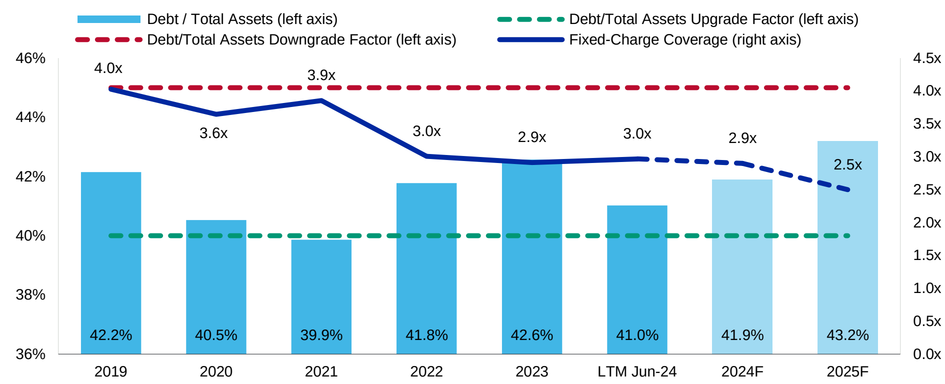
Atrium's Baa2 issuer rating reflects its strong market position as one of the leading commercial real estate companies in Sweden (Aaa stable); its solid portfolio of mostly large office and retail mixed-use estates, concentrated in Stockholm, which is well positioned for sustainable long-term growth with a controlled development programme; moderate leverage of 41% as of June 2024; and adequate liquidity for the next 18 months and a comfortable level of unencumbered assets. Also, the company has changed the dividend policy to one-third of the profit from property management, from 50-60%, which is credit positive.

Counterbalancing these strengths is the competitive environment for shopping centers and its broader retail segment, combined with the increasing penetration of e-commerce; high net debt/EBITDA because of significant project developments; the company's short-dated debt maturity profile of 3.5 years and risk to financial metrics especially EBITDA interest coverage and effective leverage stemming from high interest rates, the need to refinance a significant portion of its debt in the next few years.

Exhibit 1

Debt/gross assets is in line with our expectation

Moody's-adjusted debt/gross assets and EBITDA/fixed-charge coverage



All figures and ratios are based on adjusted financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations. Periods are financial year-end unless indicated. LTM = Last 12 months. Moody's forecasts are Moody's opinion and do not represent the views of the issuer.
Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Credit strengths

- Leading Swedish real estate company with a portfolio that is well positioned for long-term growth
- Good operational performance, which is expected to continue over the coming quarters
- The company's controlled development programme and strong pipeline to enhance value
- Maintained moderate asset based leverage because of possible credit strengthening activities such as divestments, reduced dividend, reduced capex or equity injection
- Changed dividend policy to become more conservative

Credit challenges

- Further risks at the macro level driven by inflation and challenging capital market conditions, potentially leading to lower market values and higher cost of funding
- Presence of controlling shareholders, which could hamper access to equity capital
- Significant exposure to retail
- Refinancing of a sizeable share of debt that exposes the company to rising interest rates in absence of significant measures that would lead to a debt reduction

Rating outlook

The negative outlook reflects the risk of a downgrade in case Atrium fails to take the actions necessary to offset the impact of the deteriorating financial market environment on the back of higher interest rates, which will make it challenging for Atrium to retain credit metrics, in particular its EBITDA interest cover commensurate with a Baa2 rating at around 3.0x. Despite this risk we expect Atrium might have the capacity to maintain its effective leverage close to 40% through various credit strengthening actions in combination with the completion of project developments. We expect the company to maintain an adequate liquidity, whereby cash sources cover uses for the next 18 months.

Factors that could lead to an upgrade

» Maintains a Moody's-adjusted gross debt/total assets well below 40%, with financial policies that support that level, together with a declining trend of Moody's-adjusted net debt to EBITDA

» Fixed-charge coverage above 4.0x on a sustained basis

» Considerably reduced reliance on short-term funding and significantly extending debt maturities

Factors that could lead to a downgrade

» A material deterioration in operating and financial performance or a sharp decline in property market fundamentals

» Moody's-adjusted leverage moving towards 45% or failure to improve net debt to EBITDA from current levels or Moody's adjusted fixed-charge coverage well below 3.0x

» Continued heavy reliance on short-term funding, particularly if no longer fully backed by undrawn long-dated credit facilities

Key indicators

Exhibit 2
Atrium Ljungberg AB

(in SEK millions)	2019	2020	2021	2022	2023	LTM Jun-24	2024F	2025F
Gross Assets	51,044	49,550	54,142	63,822	61,689	60,517	62,264	65,449
Unencumbered Assets / Gross Assets	46.5%	46.3%	49.1%	57.5%	57.5%	66.8%	67.7%	68.3%
Total Debt + Preferred Stock / Gross Assets	42.2%	40.5%	39.9%	41.8%	42.6%	41.0%	41.9%	43.2%
Net Debt / EBITDA	12.8x	13.4x	13.4x	16.2x	13.5x	12.4x	12.3x	13.0x
Secured Debt / Gross Assets	17.8%	13.9%	10.1%	12.3%	11.9%	12.0%	11.7%	11.1%
Fixed-Charge Coverage	4.0x	3.6x	3.9x	3.0x	2.9x	3.0x	2.9x	2.5x

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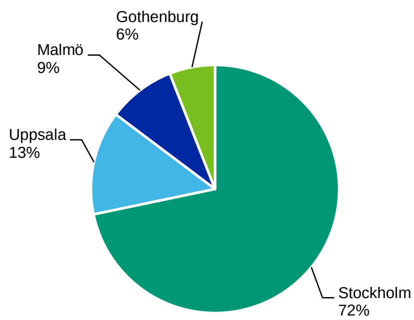
Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Profile

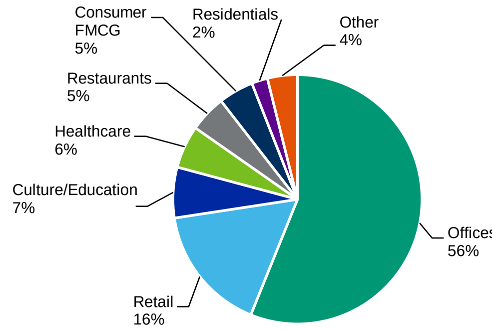
Atrium Ljungberg AB is a real estate company headquartered and listed in Stockholm with a market capitalisation of SEK32.4 billion as of 26 September 2024. The company owns, develops and manages a SEK55 billion retail- and office-focused portfolio across Sweden's major cites.

Exhibit 3
Exposure to Sweden's four largest cities
Rental value as of June 30, 2024



Source: Company filings

Exhibit 4
75% exposure to offices and retail/FMCG*
Contracted annual rent, as of June 30, 2024 (excluding project properties)



*FMCG = fast-moving consumer goods.
Source: Company filings

Detailed credit considerations

Leading Swedish real estate company with stable portfolio, well positioned for long-term growth

Atrium Ljungberg owns a SEK 55 billion portfolio across Sweden's four largest and fastest-growing cities. Its 73 properties spanning more than 912 thousand square metres (sqm) are 92% occupied and generated SEK 2.9 billion in annual rent for the twelve months ending on June 2024.

The company focuses on the long-term ownership and development of large mixed-use districts within cities. Most of its mixed-use estates are office- and retail-led, but it also owns residential, cultural and educational facilities. Atrium Ljungberg's pure retail assets consisting of clothing and fashion exposure is 13% of the sectoral mix. The retail sector remains under pressure from online growth and because of ongoing structural changes in retail. Dominant shopping centres will benefit from sustained demand from tenants, but secondary shopping centres, especially in secondary locations, will suffer declining footfall, falling retail sales and further value declines. In Sweden, the share of e-commerce of total sales increased over the past few years and the total market share was 15% as of 2022. The dynamics in the retail segment have been altered by the effect of the coronavirus pandemic, adding to the previously existing challenges. The negative impact of the pandemic shock has been more pronounced for nonfood and apparel sub-segments, while food and grocery retailers have been more insulated.

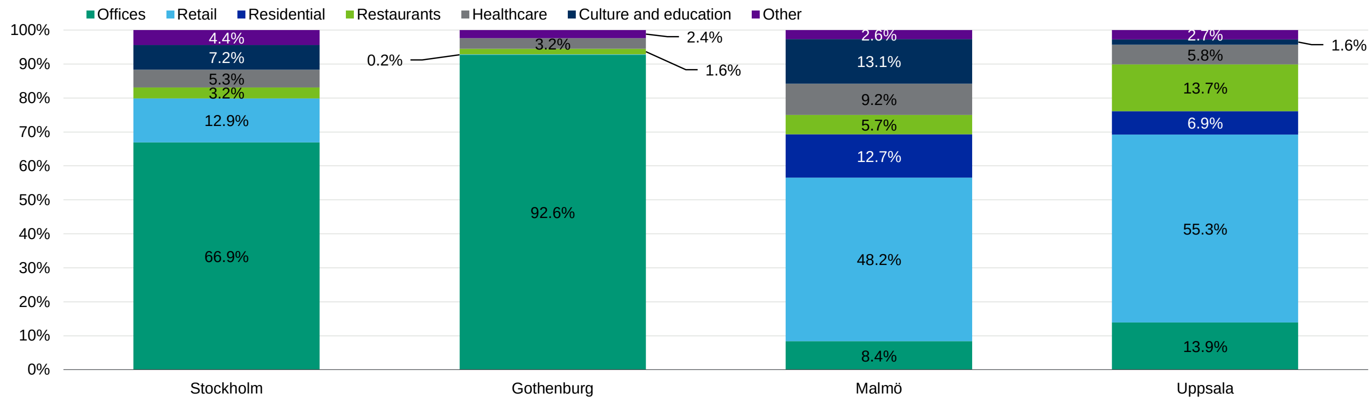
Atrium Ljungberg has three regional retail hubs, Sickla in the greater Stockholm area, Uppsala and Mobilia in Malmö. The retail part in Atrium Ljungberg's portfolio is not a pure shopping centre setup with the exception of Mobilia, but it is rather mixed-use estates, which benefit from footfall from both the office estates during working hours and residential estates after working hours.

Atrium Ljungberg's properties are in well-connected locations and provide good services and facilities. The company will invest around SEK2.5-3 billion per annum over the next two years on redevelopment and refurbishment projects within its existing portfolio that we believe will enhance the portfolio's overall value, however, this also reduces its ability to reduce debt considerably.

Several positive aspects to Atrium Ljungberg's strategy of controlling large estates will help sustain cash flow and asset values over the longer term. Control over large estates provides greater flexibility to create the right mix between retail/leisure, office and residential in responding to ever-changing market demands. In addition, critical mass in certain locations puts the company in a better position to work with local municipalities through the often long and difficult planning process that is a key driver of value.

An inevitable consequence of the company's approach is a higher micro-location concentration than we typically see with other real estate companies. However, this concentration risk is largely offset by the company's focus Sweden's four largest cities and especially Stockholm.

Exhibit 5
Good mix across asset types
Share of rental value per location as of June 30, 2024, excluding projects



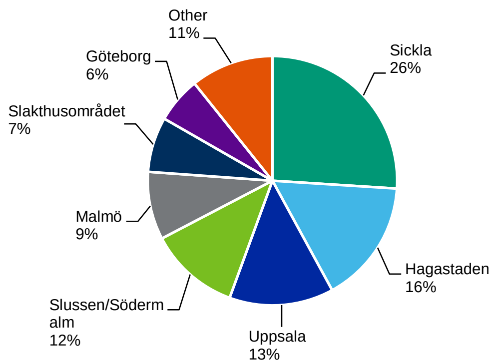
Excludes garage and other space.
Source: Company filings

Another consequence of the company's strategy is the higher concentration of its office portfolio in inner city and central districts. This exposes the company to the risk that values of less central office locations (i.e. central districts outside of inner city/CBD) tend to underperform in a downturn. As of Q4 2023, average prime office yields in Stockholm in central locations were 4.1%, compared with a historical eight-year high of 5.6%, while the average prime office yields for less central Stockholm offices were between 4.9% and 5.5%. [1]

We are comfortable with the company's 80% concentration in Stockholm, which generates around a third of Sweden's GDP, because we do not believe this concentration will lead to a significant divergence from overall economic and property trends. Stockholm is also likely to outperform other Swedish regions in respect of population and economic growth. Stockholm is one of Sweden's strongest property markets and benefits from diverse corporate demand for office space. It is also Sweden's largest and most liquid commercial real estate investment market, attracting 43% of the €4.8 billion investment volume YTD June 2024.[2] Stockholm also attracts consumers with disposable incomes above the national average that will help sustain the company's shopping centres as an attractive place for retailers to locate.

The company has SEK 2.9 billion in annual rent and an average remaining lease length of around 4.5 years as of June 2024 spread across around 1,408 contracts that are well diversified across industries. The 10 largest tenants account for 20% of the company's rental income. Positively, around 7% of rent is from government-related entities that are ultimately the credit risk of the government of Sweden. Around 13% of the annual contract value will be renegotiated in 2025. We expect the company to maintain its strong reletting record and keep its occupancy rate around 92%-93%.

Exhibit 6
Atrium's Clusters
Rental value, excluding projects, as of June 30, 2024



Source: Company filings

Exhibit 7
Description of three largest clusters

	Property Description
Sickla	The estate represents 26% of total rental value. The shopping area has 143 stores spanning 112,000 m2 attracting 10 million visitors annually and generates more than SEK 3 billion in retail sales. The office area spans 168,500 m2.
Gränbystaden	A retail-centric portfolio in Uppsala spanning 105,500 m2 and representing 12% of total rental value. It consists of 160 stores with SEK 2.9 billion in sales.
Mobilia	A vibrant city district located in Malmö's souther part. The portfolio spans 86,400 m2 representing 9% of total rental value.

Source: Company data

Difficult property market fundamentals a potential challenge for Atrium's leverage
Atrium Ljungberg reported a 5.0% like-for-like rental growth January to June 2024 compared to 12.2% in 2023. The impact of the pandemic weighed on the operating performance in 2020 and 2021, but the office part of the portfolio to some extent balanced the negative pressure arising from the downturn in retail. As inflation increased in 2022 (8.1% in 2022 compared with 4.5% in 2021), property companies has benefited from rental income increases through significant increase driven by indexation. We expect this to soften over the next 12-18 months as the rapid pace of inflation is now declining.

Atrium's financial policy is to keep its gearing ratio, as measured by debt/fair value of investment properties, below 45%. Moody's-adjusted gross debt/assets was 41% as of June 2024, and we expect the company to maintain its established track record of keeping the leverage within the range of 42%-44%. Changed dividend policy to become more conservative is positive. Atrium will still pay dividend and its sizable but controlled development capital spending program might make it more challenging for the company to reduce debt. Failure for the company to achieve debt reduction and improving interest coverage and leverage would create further negative pressure on the Baa2 rating.

Net debt/EBITDA declined significantly in 2023 through the first half of 2024 and stood at 12.4x in June 2024 from 16.2x in 2022, reflecting indexation and higher cashflow generation and we expect net debt/EBITDA to hover around 12x-13x over the next 12-18 months as we expect the company to continue to pass on inflation to tenants.

High interest rates currently impose a on fixed-charge coverage, however a decrease in these rates is expected
Despite the reopening of bond markets with competitive spreads and the availability of bank financing at decreasing margins, Atrium is still expected to face increasing interest costs. Consequently, its EBITDA interest coverage ratio is anticipated to be pressured, likely ranging between 2.5 to 2.9x in the next 12-18 months. This is attributed to approximately 38% of its total debt, equivalent to SEK 9 billion, maturing within the next three years and necessitating refinancing at higher costs.

The Baa2 rating still incorporates the expectation that Atrium has the capacity to manages its interest exposure through interest swaps and completed development projects which will gradually improve its fixed-charge coverage in a way that EBITDA interest coverage will over time remain around 3.0x.

Controlled development programme with strong pipeline will enhance value
The company's SEK 7.4 billion (SEK4.5 billion remaining to be spent) development pipeline of ongoing projects is high at around 12% of total assets. In addition, the company plans for longer-term SEK41 billion of potential development projects. Investments in new residential, office and retail space are likely to increase footfall and make its large estates more attractive to potential tenants.

We expect the company to maintain its roughly 2%-3% exposure to residential properties over the next few years, but believe that the asset class diversification benefit is higher than what the 2%-3% exposure suggests. We expect the company to increasingly develop and sell residential units into the undersupplied housing market, and to generally only keep residential units it wants to rent or which are designated as rental stock under planning regulations.

The company wholly owns TL Bygg, a building contractor with 107 employees and around SEK 930 million in annual sales that is experienced in costing, purchasing and project management. TL Bygg performs work for both Atrium Ljungberg and external third parties. Atrium Ljungberg provides parent guarantees to TL Bygg that are normally 10% of the contract amount during construction, which fall to 5% during the subsequent five-year warranty period.

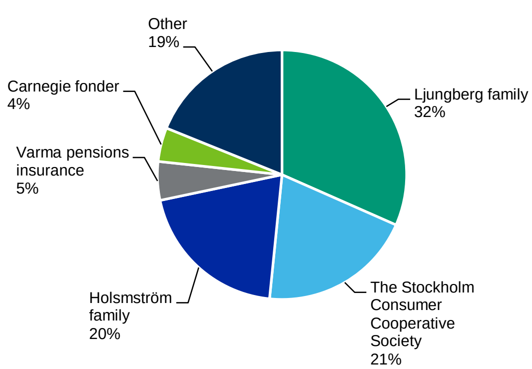
We believe TL Bygg provides Atrium Ljungberg with valuable in-house expertise in planning and executing its development projects, helping it to extract maximum value from its portfolio. We expect the company to continue to manage TL Bygg in a disciplined and controlled manner, and to not take on risks with the potential to create a significant financial liability for the whole group.

Controlling shareholders contribute to stability but could hamper access to equity capital

We believe the three largest shareholders, who together control around 72% of the company's votes, contribute to the company's stability and allow management the time and space to build long-term value. Furthermore, we believe the controlling shareholders are a key influence in keeping the company's leverage well below most of its Swedish real estate peers.

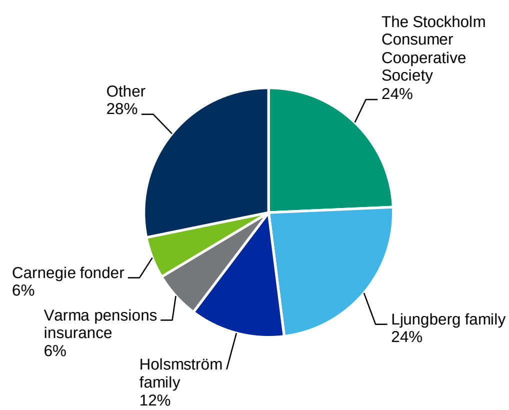
Counterbalancing these positives is our view that the current shareholder structure somewhat limits liquidity because it reduces the free float and may make it more difficult to raise equity if needed. However, unlike real estate investment trusts (REITs) it has no legal obligation to pay any dividends. This gives the company more leeway to use funds from operations to reduce leverage if needed.

Exhibit 8
Share of votes
As of June 30. 2024



Source: Company filings

Exhibit 9
Share of capital
As of June 30. 2024



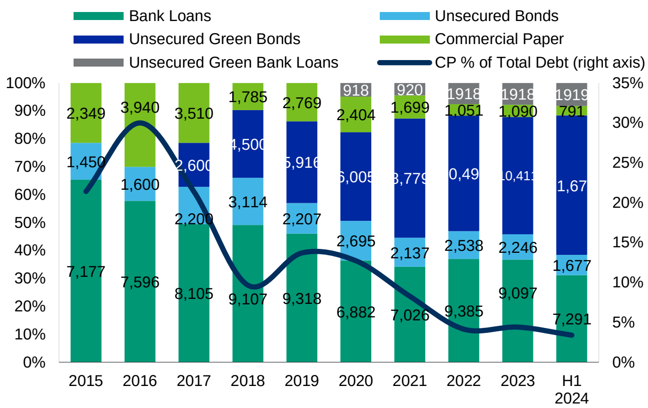
Source: Company filings

Short-dated debt maturity profile and heavy reliance on short-term debt

The company's average debt maturity was 3.5 years as of June 2024, up from three years in 2013. In 2025, 16% of its debt will mature, and an additional 16% will mature in 2026. Positively, the company's SEK 5.0 billion commercial paper programme is fully backed by undrawn revolving credit facilities (RCFs) with a staggered maturity profile until 2027. The average cost of debt was 2.3% as of June 2024.

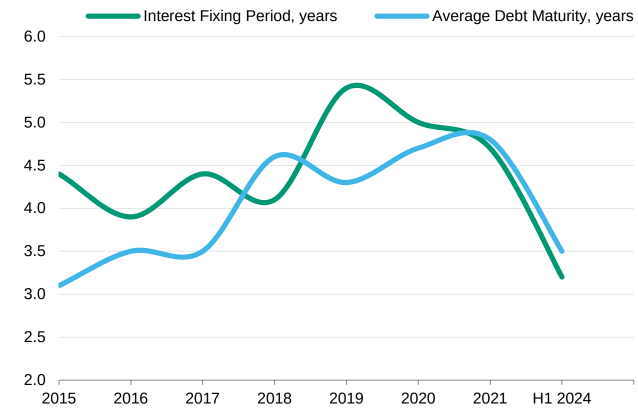
Secured bank lending amounts to 32% of the company's outstanding debt. For the most part, it contains cross default provisions and benefits from parent guarantees.

Exhibit 10
Reliance on commercial paper has reduced (3% of total debt as of June 2024)
Debt structure, 2015-Q2 2024



Periods are financial year-end unless indicated.
Source: Company filings

Exhibit 11
Average debt maturity declined in 2023, expected to improve as 2025 maturities are refinanced



Periods are financial year-end unless indicated.
Source: Company filings

ESG considerations

Atrium Ljungberg AB's ESG credit impact score is CIS-2

Exhibit 12
ESG credit impact score

CIS-2

ESG considerations do not have a material impact on the current rating.

Source: Moody's Ratings

ESG considerations have a neutral to low credit impact (**CIS-2**) on Atrium Ljungberg. This reflects the company's moderate financial policies which enables it to manage exposure towards environmental and social risk.

Exhibit 13
ESG issuer profile scores

ENVIRONMENTAL
E-3

SOCIAL
S-3

GOVERNANCE
G-2

Source: Moody's Ratings

Environmental
Atrium Ljungberg's exposure towards carbon transition risk is moderate and in line with most of the peers in the real estate industry in the Nordics. The company's has a development pipeline of ongoing projects that is high at around 14% of total assets which enables the company to improve /upgrade the energy performance. The company target to achieve climate neutral operations by 2030. At the end of end of June 2024, 82% or Atrium Ljungberg's letting are was certified according to BREEAM for office properties and for residentials Miljöbyggnad (Sweden Green Building Council's Environmental Building certification). The goal is to certify 100%.

Social
S-3: credit exposure to social considerations is moderate. Tenants demand for Atrium Ljungberg's properties is vulnerable to increasing hybrid-working and a accelerated shift towards ecommerce. We expect companies with modern and environmental friendly properties to be less challenged by structural changes. Increasing interest rates and inflation can effect households affordability and demand for Atrium Ljungberg's residentials.

Governance
G-3: Credit exposure to governance risk is neutral to low and reflects concentrated ownership, low investments in JV/associated companies and prudent financial policy. The score also reflects the strong execution when it comes to its strategy; ownership and development of large mixed-use estates/districts that are office- and retail-led but also includes residentials within the four largest cities in Sweden.

ESG Issuer Profile Scores and Credit Impact Scores for the rated entity/transaction are available on Moodys.com. In order to view the latest scores, please click here to go to the landing page for the entity/transaction on MDC and view the ESG Scores section.

Liquidity analysis

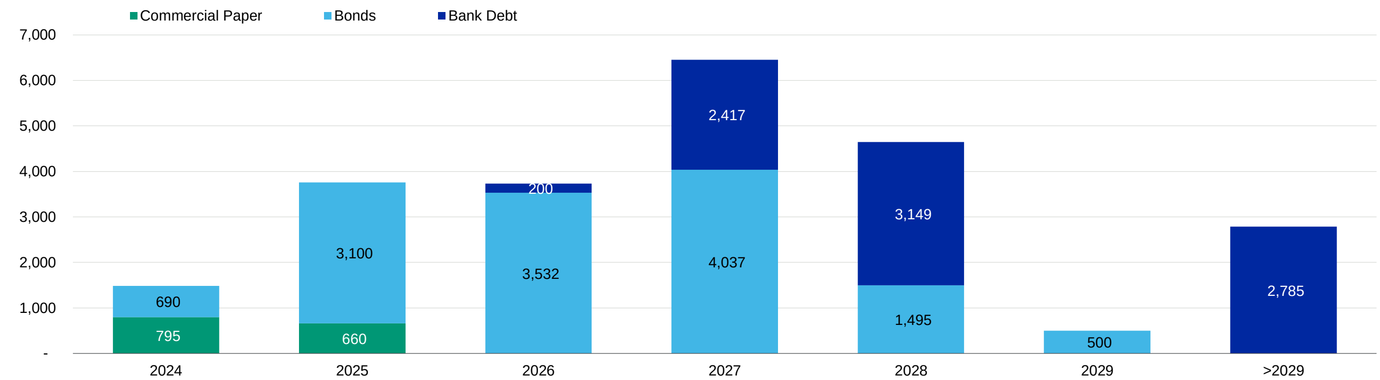
The company has adequate liquidity, underpinned by:

- Cash of SEK 625 million
- SEK 8.7 billion of undrawn RCFs, mainly backing its commercial paper programme but which could be used for general corporate purposes. The RCFs are spread across several facilities with maturities between June 2025 and June 2027
- SEK 38.5 billion pool of unencumbered property value as of June 2024

We view the continued decrease in the company's short-term funding as credit positive as it otherwise is a potential threat to liquidity because it increases the duration mismatch between funding sources and the long-term nature of real estate assets. Moreover, companies with a high proportion of short-term debt are more vulnerable to instability in capital and lending markets, and more quickly affected by a change of sentiment towards the cyclical real estate sector. However, the long-dated RCFs with ample covenant headroom provide a backstop against the unlikely risk that the company could struggle to roll over its commercial paper. We expect the company to continue to rely on long-term sources of funding to a greater extent. We see the Baa score for liquidity and access to capital as strongly positioned.

We expect the major demands on cash from operations in the next 12-18 months to come from capital spending on redevelopment and refurbishment of properties. The company will also need to refinance SEK 5.0 billion of debt maturing until Q4 2025.

Exhibit 14
Front-loaded debt maturity structure
Debt maturities as of June 30, 2024 (SEK millions)



Periods are financial year-end unless indicated.
Source: Company filings

Exhibit 15
Ample headroom under the RCF and bank loan covenants
Atrium Ljungberg AB

	Covenant	Level as of June 2024	Headroom under the covenant
Interest Coverage Ratio, termination rights	1.5x - 1.75x	4.3x	2.7x
Equity / Assets ratio, %	25% - 30%	45.8%	18%
Leverage at property level (individual loans limited of maximum LTV)	65% - 75%	40.40%	30%

Source: Company filings

Methodology and scorecard

The principal methodology used in this rating was Global Rating Methodology for REITs and Other Commercial Property Firms. Please see the Rating Methodologies page on www.moodys.com for a copy of this methodology. The forward-looking scorecard-indicated Baa3 rating is one notch lower than the rating assigned. The one-notch gap highlights the potential for a downgrade if Atrium does not implement the measures to counteract the effects of a challenging financial market environment. If market conditions improve quickly and interest rates fall unexpectedly and swiftly, this could ease the financial pressures being faced.

Exhibit 16

Rating factors

Atrium Ljungberg AB

REITs and Other Commercial Real Estate Firms Industry Scorecard	Current LTM Jun-24		Moody's 12-18 month forward view	
Factor 1 : Scale (5%)	**Measure**	**Score**	**Measure**	**Score**
a) Gross Assets ($ billions)	5.7	Baa	6 - 6.3	Baa
Factor 2 : Business Profile (25%)				
a) Market Positioning and Asset Quality	Baa	Baa	Baa	Baa
b) Operating Environment	Baa	Baa	Baa	Baa
Factor 3 : Liquidity and Access To Capital (25%)				
a) Liquidity and Access to Capital	Baa	Baa	Baa	Baa
b) Unencumbered Assets / Gross Assets	66.8%	Baa	67.7% - 68.3%	Baa
Factor 4 : Leverage and Coverage (45%)				
a) Total Debt + Preferred Stock / Gross Assets	41.0%	Baa	41.9% - 43.2%	Baa
b) Net Debt / EBITDA	12.4x	Caa	12.3x - 13x	Caa
c) Secured Debt / Gross Assets	12.0%	Baa	11.1% - 11.7%	Baa
d) Fixed Charge Coverage	3.0x	Baa	2.5x - 2.9x	Baa
Rating:				
a) Scorecard-Indicated Outcome		Baa3		Baa3
b) Actual Rating Assigned				Baa2

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Sources: Moody's Financial Metrics™ and Moody's Ratings forecasts

Appendix

Exhibit 17

Overview on selected Moody's-adjusted financial data

Atrium Ljungberg AB

(in SEK millions)	2019	2020	2021	2022	2023	LTM Jun-24	2024F	2025F
INCOME STATEMENT								
Revenue	2,577	2,344	2,292	2,550	2,821	2,918	3,011	3,110
EBITDA	1,643	1,477	1,561	1,623	1,943	1,968	2,095	2,163
Interest Expense	408	405	405	540	667	663	724	877
BALANCE SHEET								
Cash & Cash Equivalents	457	279	719	380	119	325	322	128
Total Debt	21,516	20,084	21,586	26,666	26,262	24,826	26,061	28,282
Net Debt	21,059	19,805	20,867	26,286	26,143	24,501	25,739	28,154
CASH FLOW								
Funds from Operations (FFO)	1,110	1,021	1,090	1,064	1,238	1,336	1,333	1,209
Capital Expenditures	(1,815)	(2,456)	(2,176)	(2,286)	(2,064)	(2,125)	(2,920)	(3,071)
Free Cash Flow (FCF)	(1,108)	(1,924)	(1,652)	(1,730)	(1,736)	(1,217)	(2,164)	(2,234)
FCF / Debt	-5.1%	-9.6%	-7.7%	-6.5%	-6.6%	-4.9%	-8.3%	-7.9%
PROFITABILITY								
% Change in Sales (YoY)	6.8%	-9.0%	-2.2%	11.3%	10.6%	6.4%	6.7%	3.3%
EBITDA margin %	63.8%	63.0%	68.1%	63.6%	68.9%	67.4%	69.6%	69.5%
INTEREST COVERAGE								
(FFO + Interest Expense) / Interest Expense	3.7x	3.5x	3.7x	3.0x	2.9x	3.0x	2.8x	2.4x
EBITDA / Interest Expense	4.0x	3.6x	3.9x	3.0x	2.9x	3.0x	2.9x	2.5x
LEVERAGE								
Debt / EBITDA	13.1x	13.6x	13.8x	16.4x	13.5x	12.6x	12.4x	13.1x
Net Debt / EBITDA	12.8x	13.4x	13.4x	16.2x	13.5x	12.4x	12.3x	13.0x

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Ratings

Exhibit 18

Category	Moody's Rating
ATRIUM LJUNGBERG AB	
Outlook	Negative
Issuer Rating -Dom Curr	Baa2

Source: Moody's Ratings

Endnotes

1 JLL Nordic Outlook - Spring 2024.

2 CBRE Research 2024.

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Americas	1-212-553-1653
Asia Pacific	852-3551-3077
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EMEA	44-20-7772-5454